



Sunrise Manor Town Advisory Board

Hollywood Recreation Center

1650 S. Hollywood Blvd.

Las Vegas, NV 89142

March 14, 2024

6:30pm

AGENDA

Note:

- Items on the agenda may be taken out of order.
- The Board/Council may combine two (2) or more agenda items for consideration.
- The Board/Council may remove an item from the agenda or delay discussion relating to an item at any time.
- No action may be taken on any matter not listed on the posted agenda.
- All planning and zoning matters heard at this meeting are forwarded to the Board of County Commissioners' Zoning Commission (BCC) or the Clark County Planning Commission (PC) for final action.
- Please turn off or mute all cell phones and other electronic devices.
- Please take all private conversations outside the room.
- With a forty-eight (48) hour advance request, a sign language interpreter or other reasonable efforts to assist and accommodate persons with physical disabilities, may be made available by calling (702) 455-3530, TDD at (702) 385-7486, or Relay Nevada toll-free at (800) 326-6868, TD/TDD.
- Supporting material provided to Board/Council members for this meeting may be requested from Jill Leiva at 702-334-6892.
 - Supporting material is/will also available at the Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155.
 - Supporting material is/will be available on the County's website at: <https://clarkcountynv.gov/SunriseManorTAB>

Board/Council Members: Harry William, Chair
 Sondra Cosgrove, Vice-Chair
 Paul Thomas, Member
 Earl Barbeau, Member
 Stephanie Jordan, Member

Secretary: Jill Leiva, 702-334-6892, jillniko@hotmail.com
 Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

County Liaison(s): County Liaison Name(s), Beatriz Martinez: Beatriz.Martinez@clarkcountynv.gov; William Covington, William.covington@clarkcountynv.gov; Anthony Manor: manora@clarkcountynv.gov
 Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

- I. Call to Order, Invocation, Pledge of Allegiance, and Roll Call
- II. Public Comment- This is a period devoted to comments by the general public about items on this agenda. No discussion, action, or vote may be taken on this agenda item. You will be afforded the opportunity to speak on individual Public Hearing Items at the time they are presented. If you wish to speak to the Board/Council about items within its jurisdiction but not appearing on this agenda, you must wait until the "Comments by the General Public" period listed at the end of this agenda. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the

BOARD OF COUNTY COMMISSIONERS

TICK SEGERBLOM, Chair – WILLIAM MCCURDY II, Vice-Chair

JAMES B. GIBSON– JUSTIN C. JONES – MARILYN KIRKPATRICK – ROSS MILLER – MICHAEL NAFT

KEVIN SCHILLER, County Manager

Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.

- III. Approval of Minutes for February 29, 2024. (For possible action)
- IV. Approval of the Agenda for March 14, 2024 and Hold, Combine, or Delete any Items. (For possible action)
- v. Informational Items: None

VI. Planning and Zoning

04/02/24 PC

1. **AR-24-400014 (UC-23-0115)-AMIGO REALTY CORP:**
USE PERMIT FIRST APPLICATION FOR REVIEW to allow a food trailer not located within an enclosed building in conjunction with an existing commercial development on 0.9 acres in a CG (Commercial General) Zone. Generally located on the west side of Nellis Boulevard, 140 feet south of Vegas Valley Drive within Sunrise Manor. TS/dd/ng (For possible action) **04/02/24 PC**
2. **PA-24-700001-SK INC PROFIT SHARING PLAN & TRUST & KRYGARD, LLC:**
PLAN AMENDMENT to redesignate the existing land use category from Corridor Mixed-Use (CM) to Business Employment (BE) on 6.5 acres. Generally located on the south side of Las Vegas Boulevard North and the west side of Nellis Boulevard within Sunrise Manor. MK/rk (For possible action) **04/02/24 PC**
3. **ZC-24-0037-SK, INC PROFIT SHARING PLAN & TRUST & KRYGARD, LLC:**
ZONE CHANGE to reclassify 6.5 acres from a CG (Commercial General) Zone to an IL (Industrial Light) Zone within the AE-70 Overlay District for a proposed office/warehouse and distribution complex. Generally located on the south side of Las Vegas Boulevard North and the west side of Nellis Boulevard within Sunrise Manor (description on file). MK/hw/ng (For possible action) **04/02/24 PC**
4. **DR-24-0038-SK INC PROFIT SHARING PLAN & TRUST & KRYGARD, LLC:**
DESIGN REVIEW for an office/warehouse and distribution complex on 6.5 acres in an IL (Industrial Light) Zone within the AE-70 Overlay District. Generally located on the south side of Las Vegas Boulevard North and the west side of Nellis Boulevard within Sunrise Manor. MK/hw/ng (For possible action) **04/02/24 PC**
5. **UC-24-0039-LU FAMILY COMPANY, LLC:**
USE PERMIT to allow live entertainment in conjunction with an existing adult cabaret and tavern establishment on 0.9 acres in an IL (Industrial Light) Zone. Generally located on the northeast side of Boulder Highway, 350 feet northwest of US 95 within Sunrise Manor. TS/hw/ng (For possible action) **04/02/24 PC**
6. **WS-24-0007-BURTON, GRACIE L. REVOCABLE LIVING TRUST & BURTON, GRACIE L. TRS:**
WAIVER OF DEVELOPMENT STANDARDS for setback for an attached carport.
DESIGN REVIEW for architectural compatibility for an attached carport in conjunction with an existing single family residence on 0.2 acres in an RS5.2 (Residential Single Family 5.2) Zone within the AE-70 Airport Environs Overlay District. Generally located on the east side of Pisces Court, 130 feet north of Alto Avenue within Sunrise Manor. WM/dd/ng (For possible action) **04/02/24 PC**

BOARD OF COUNTY COMMISSIONERS

TICK SEGERBLOM, Chair – WILLIAM MCCURDY II, Vice-Chair

JAMES B. GIBSON – JUSTIN C. JONES – MARILYN KIRKPATRICK – ROSS MILLER – MICHAEL NAFT

KEVIN SCHILLER, County Manager

7. **WS-24-0024-NEVADA C & M CORP:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** wall height; and **2)** reduce street landscaping in conjunction with a recreation vehicle park and mini-warehouse development on 17.7 acres in a CG (Commercial General) Zone. Generally located on the south side of Sahara Avenue, 350 feet west of Lamb Boulevard within Sunrise Manor. TS/bb/ng (For possible action) **04/02/24 PC**

04/03/24 BCC

8. **AR-24-400020 (DR-19-0042)-SCHOOL BOARD OF TRUSTEES:**
DESIGN REVIEW FIRST APPLICATION FOR REVIEW for proposed modular buildings in conjunction with an existing elementary school (Lomie G. Heard) on a 1.5 acre portion of a 12.5 acre site in a PF (Public Facility) Zone. Generally located on the east side of Lamb Boulevard and the south side of Kell Lane within Sunrise Manor. TS/my/ng (For possible action) **04/03/24 BCC**

VII. General Business: None

VIII. Comments by the General Public- A period devoted to comments by the general public about matters relevant to the Board/Council's jurisdiction will be held. No vote may be taken on a matter not listed on the posted agenda. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.

IX. Next Meeting Date: March 28, 2024.

X. Adjournment.

POSTING LOCATIONS: This meeting was legally noticed and posted at the following locations:
Hollywood Recreation Center, 1650 S. Hollywood Blvd Las Vegas, NV 89142
<https://notice.nv.gov>

BOARD OF COUNTY COMMISSIONERS

TICK SEGERBLOM, Chair – WILLIAM MCCURDY II, Vice-Chair
JAMES B. GIBSON– JUSTIN C. JONES – MARILYN KIRKPATRICK – ROSS MILLER – MICHAEL NAFT
KEVIN SCHILLER, County Manager



Sunrise Manor Town Advisory Board

February 29, 2024

MINUTES

Board Members:	Earl Barbeau – Member – PRESENT Paul Thomas-Member-PRESENT Harry Williams-Member– PRESENT	Stephanie Jordan –Member-PRESENT Sondra Cosgrove-Member-PRESENT Planning- Nayarit Aguila
Secretary:	Jill Leiva 702 334-6892 jillniko@hotmail.com	
County Liaison:	Beatriz Martinez	

I. Call to Order, Pledge of Allegiance, Roll Call, County Staff Introductions

The meeting was called to order at 6:30 p.m.

II. Public Comment: None

III. Approval of the February 15, 2024 Minutes

Moved by: Ms. Cosgrove

Action: Approved

Vote: 5-0/Unanimous

IV. Approval of Agenda for February 29, 2024

Moved by: Ms. Cosgrove

Action: Approved

Vote: 5-0/Unanimous

V. Informational Items: Ms. Martinez announced that Title 30 Virtual Sessions are open to the public on March 12th and April 9th at 9:30am. “Transform Clark County”. Commissioners Segerblom & Gibson are holding their Annual Job Fair at the Las Vegas Convention Center (West Wing) on March 8, 2024 9-2pm. There will be free childcare for job seekers & there will also be Flu & Covid Shots.

VI. Planning & Zoning

03/05/24 PC

1. **WS-23-0626-NARANJO CARMEN A & MARIA V:**
AMENDED HOLDOVER WAIVER OF DEVELOPMENT STANDARDS for reduced setbacks for an existing accessory building (storage building) (previously notified as shed) in conjunction with an existing single family residence on 0.2 acres in an R-1 (Single Family Residential) Zone. Generally located on the east side of Key Lime Street, approximately 200 feet north of Tangerine Rose Drive within Sunrise Manor. TS/mh/syp (For possible action)**03/05/24 PC**
Moved by: Ms. Cosgrove
Action: Approved w/ if approved conditions & move shed from wall as far as possible & add gutters.
Vote:5-0/Unanimous

03/20/24 BCC

2. **ET-24-400009 (ZC-21-0676)-LV LOGISTICS ONE PROPERTY OWNER LP:**
WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for the following: **1)** landscaping; and **2)** allow modified driveway design standards.
DESIGN REVIEWS for the following: **1)** warehouse and distribution center; and **2)** finished grade on 17.6 acres in an IP (Industrial Park) (AE-65 & AE-70) Zone. Generally located on the south side of Las Vegas Boulevard North and the west side of Marion Drive within Sunrise Manor. MK/rp/ng (For possible action)**03/20/24 BCC**

Moved by: Mr. Thomas
Action: Approved per staff recommendation
Vote: 5-0/Unanimous

VII. General Business: None

VIII. Public Comment: Mr. Barbeau commented that there is a much-needed new health bldg. & that we need to tighten up the school's safety & education. Mr. Thomas mentioned that there are a lot of streetlights out (everywhere) especially on Rainbow & Owens & that it is a safety issue. Mr. Williams commented that now that its election time the large A Frame sign are being used by the homeless for shelter.

IX. Next Meeting Date: The next regular meeting will be March 14, 2024

X. Adjournment
The meeting was adjourned at 7:10 pm

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

AR-24-400014 (UC-23-0115)-AMIGO REALTY CORP:

USE PERMIT FIRST APPLICATION FOR REVIEW to allow a food trailer not located within an enclosed building in conjunction with an existing commercial development on 0.9 acres in a CG (Commercial General) Zone.

Generally located on the west side of Nellis Boulevard, 140 feet south of Vegas Valley Drive within Sunrise Manor. TS/dd/ng (For possible action)

RELATED INFORMATION:

APN:

161-08-710-034

LAND USE PLAN:

SUNRISE MANOR - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 2945 S. Nellis Boulevard
- Site Acreage: 0.9
- Project Type: Food trailer
- Square Feet: 128
- Parking Required/Provided: 18/18

Site Plan

The previously approved plans depict the food trailer 6 feet from the east side of the main covered entry of the building and approximately 5 feet from the edge of the 24 foot wide driveway. The barbeque cooker was set to include a barrier around it, and the trailer was to be located at least 5 feet from the edge of the 24 foot wide driveway. The food service window is shown as facing west towards the building with people lining up on the building side of the trailer.

Landscaping

Landscaping is not a part of the original request.

Elevations

The previously approved food trailer was shown as 9 feet in height with fuel and electric connection or generator facing south.

Floor Plans

The previously approved food trailer was shown as 8 feet wide by 16 feet long and included a 2 door refrigerator, 2 single door refrigerators, a worktable, 2 twelve inch burners, a fryer, sinks, and a preparation table. A service window was shown on the passenger side corner of the trailer facing west towards the building.

Signage

Signage was not a part of the original request.

Previous Conditions of Approval

Listed below are the approved conditions for UC-23-0115:

Comprehensive Planning

- 1 year to review as a public hearing;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Applicant's Justification

The applicant states they wish to continue serving the surrounding community and providing another option to the take-out services in the area.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-23-0115	Food and barbecue trailer	Approved by PC	May 2023
UC-21-0339	Tire sales and installation, setbacks, wall height, and landscaping	Approved by PC	January 2021
DR-1534-01	Relocation of an existing smog check facility in conjunction with a car wash	Approved by PC	January 2002
WS-1347-00	Eliminated landscaping requirements and permitted a smog check station	Approved by PC	October 2000
ZC-1082-00	Reclassified the site from C-3 zoning under Title 29 to C-2 zoning to implement Title 30	Approved by BCC	September 2000

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Corridor Mixed-Use	CG	Convenience store
South	Corridor Mixed-Use	CG	Mini-warehouse facility
East	Corridor Mixed-Use & Urban Neighborhood (greater than 18 du/ac)	CG & RM32	Convenience store with gasoline sales & multiple family residential
West	Corridor Mixed-Use	RM32	Multiple family residential

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

A review was originally required as a condition of UC-23-0115 by May 2, 2024. The applicant has demonstrated compliance with conditions and that the property is not impacting the surrounding neighborhood, community, or streets.

Currently, there are no active Code enforcement violations on the property, and staff has not been made aware of any complaints about the trailer's operation. For these reasons, staff can support this request and recommends removal of the time limit.

Staff Recommendation

Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Remove the time limit.

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- Applicant is advised that fire protection may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:
APPROVALS:
PROTEST:

APPLICANT: LUIS A. MORENO

CONTACT: GLADYS MORALES, HIDALGO AUTO REPAIR, 2525 W. CHARLESTON
BOULEVARD #100, LAS VEGAS, NV 89102

DRAFT

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

PA-24-700001-SK INC PROFIT SHARING PLAN & TRUST & KRYGARD, LLC:

PLAN AMENDMENT to redesignate the existing land use category from Corridor Mixed-Use (CM) to Business Employment (BE) on 6.5 acres.

Generally located on the south side of Las Vegas Boulevard North and the west side of Nellis Boulevard within Sunrise Manor. MK/rk (For possible action)

RELATED INFORMATION:

APN:

140-05-803-017

EXISTING LAND USE PLAN:

SUNRISE MANOR - CORRIDOR MIXED-USE

PROPOSED LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 6.5
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant states the request is appropriate since the surrounding area has been transitioning from residential and commercial uses to industrial uses. The closure of Walmart on the property to the northeast and associated rezoning of the property to a distribution warehouse center demonstrates the difficulty commercial businesses are having in the area and the move towards industrial uses. There are various properties in the immediate area planned BE due to the proximity to Nellis Air Force Base. This demonstrates the transition that the area has undergone over the past few decades. The proposed amendment will not result in any additional impacts on surrounding infrastructure not already contemplated in the area.

Prior Land Use Requests

Application Number	Request	Action	Date
PA-22-700007	Amended transportation plan to remove the arterial street designation of Alexander Road	Approved by BCC	March 2023

Prior Land Use Requests

Application Number	Request	Action	Date
TM-0153-02	1 lot commercial subdivision - expired	Approved by PC	June 2002
ZC-1987-99	Reclassified the site from H-2 to C-2 zoning for a hotel	Approved by BCC	February 2000
TM-0364-99	1 lot commercial subdivision - expired	Approved by PC	February 2000
UC-1551-97	Pharmacy with a drive-thru - expired	Approved by PC	October 1997
ZC-185-89	Reclassified the site from H-2 to H-1 zoning for a resort hotel	Denied by BCC	April 1990

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use	H-2 (AE-65) & CG (AE-70)	Medical office & undeveloped
South	Corridor Mixed-Use	CG (AE-70) & RM32 (AE-70)	Hotel & multiple family residential
East	Corridor Mixed-Use	H-2 (AE-70) & PF (AE-70)	Nellis Air Force Base & medical office building
West	Corridor Mixed-Use	H-2 (AE-70) & CG (AE-70)	Auto repair facility & undeveloped

Related Applications

Application Number	Request
ZC-24-0037	A zone change from C-2 to IL zoning is a companion item on this agenda.
DR-24-0038	A design review for an office/warehouse and distribution complex is a companion item on this agenda.

STANDARDS FOR ADOPTION:

The applicant shall demonstrate the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

The applicant shall establish the request is consistent with the overall intent of the Master Plan by demonstrating the proposed amendment 1) is based on changed conditions or further studies; 2) is compatible with the surrounding area; 3) will not have a negative effect on adjacent properties or on transportation services and facilities; 4) will have a minimal effect on service provision or is compatible with existing and planned service provision and future development of the area; 5) will not cause a detriment to the public health, safety, and general welfare of the

people of Clark County; and 6) adherence to the current goals and policies of the Master Plan would result in a situation neither intended by nor in keeping with other core values, goals, and policies.

The applicant requests a change from Corridor Mixed-Use (CM) to Business Employment (BE). Intended primary land uses in the proposed BE land use designation include office, distribution centers, warehouse/flex space, technology, and light industry. Supporting land uses include small scale commercial services, such as restaurants, athletic clubs, service-commercial, and other similar uses.

Staff finds the request for the BE land use designation appropriate for this location. The area has seen a transition from commercial uses to industrial uses. A large area (approximately 20 acres) was rezoned from C-2 to M-D zoning (per NZC-22-0592) and a smaller abutting area (approximately 5 acres) was also changed from C-2 to M-D zoning (per ZC-23-0450) on properties northeast of this site. Several C-2 zoned properties in the area, including the subject site and parcels directly to the north and east, have remained undeveloped for a long period of time; and therefore, supports the premise that commercial properties are not in demand for the area. The BE designation would also be compatible with Nellis Air Force Base considering the proximity of the site to the base. The request complies with Policy SM-1.3 of the Master Plan which promotes supporting the revitalization of underutilized commercial corridors and centers in Sunrise Manor over time through compatible in-fill and redevelopment. For these reasons, staff finds the request for the BE land use category appropriate for this location.

Staff Recommendation

Adopt and direct the Chair to sign a resolution adopting the amendment. This item will be forwarded to the Board of County Commissioners' meeting for final action on May 8, 2024 at 9:00 a.m., unless otherwise announced.

If this request is adopted, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, Title 30, and/or the Nevada Revised Statutes.

STAFF ADVISORIES:

Fire Prevention Bureau

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other Fire Apparatus Access Roadway obstructions; and that fire/emergency access must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

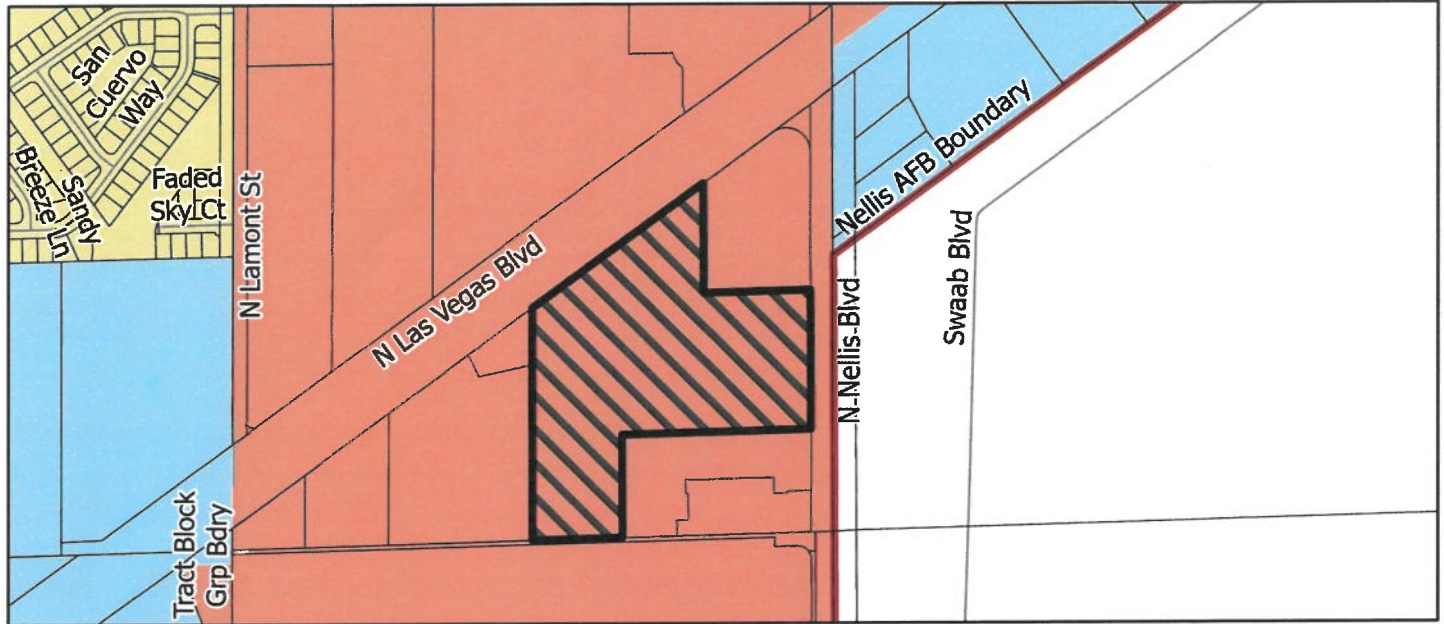
APPROVALS:

PROTEST:

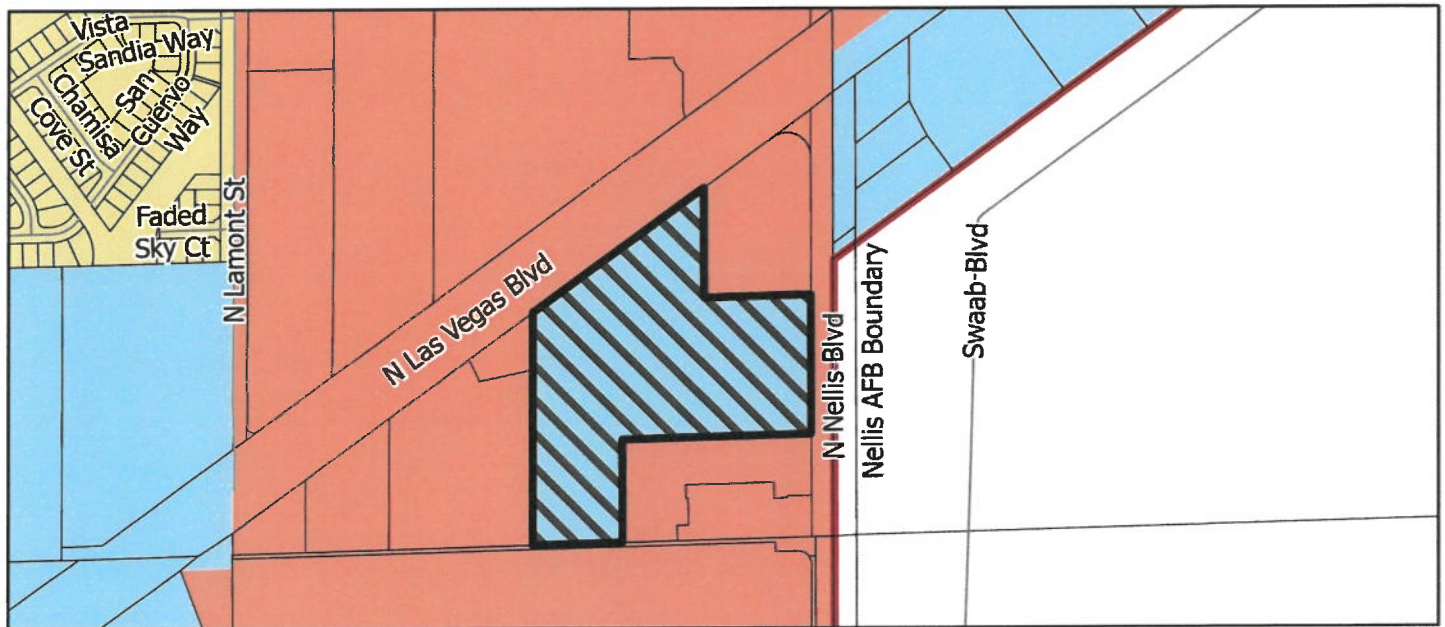
APPLICANT: SK, INC PROFIT SHARING PLAN & TRUST & KRYGARD, LLC
CONTACT: LINDSAY KAEMPFER, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA
DRIVE, SUITE 650, LAS VEGAS, NV 89135

DRAFT

Planned Land Use Amendment PA-24-700001



Current



Requested

DRAFT

Sunrise Manor Clark County, Nevada

Neighborhoods

- Outlying Neighborhood (ON)
- Edge Neighborhood (EN)
- Ranch Estate Neighborhood (RN)
- Low-Intensity Suburban Neighborhood (LN)
- Mid-Intensity Suburban Neighborhood (MN)
- Compact Neighborhood (CN)
- Urban Neighborhood (UN)

Employment

- Business Employment (BE)
- Industrial Employment (IE)

Commercial and Mixed Use

- Neighborhood Commercial (NC)
- Corridor Mixed-Use (CM)
- Entertainment Mixed-Use (EM)

Other

- Agriculture (AG)
- Open Lands (OL)
- Public Use (PU)
- Major Projects (MP)

Requested Area To Change

Planning Areas

Note: Categories denoted in the legend may not apply to the presented area.





MASTER PLAN AMENDMENT APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

PROCESS AND SUBMITTAL REQUIREMENTS INCLUDED

APPLICATION TYPE <input type="checkbox"/> MASTER PLAN AMENDMENT (PA) <input checked="" type="checkbox"/> MAP <input type="checkbox"/> TEXT	STAFF	APP. NUMBER: <u>PA-24-700001</u> DATE FILED: <u>2/7/24</u> PLANNER ASSIGNED: _____ TAB/CAC: <u>Sunrise Manor</u> TAB/CAC MTG DATE: <u>3/14/24</u> PC MEETING DATE: <u>4/2/24</u> BCC MEETING DATE: <u>5/8/24</u> TRAILS? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO FEE: <u>\$2,700</u>
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PROPERTY OWNER	NAME: <u>SK, Inc Profit Sharing Plan & Trust and Krygard, LLC</u> ADDRESS: <u>23 Quiet Moon Lane</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: _____ CELL: _____ E-MAIL: <u>skrygiell@gmail.com</u> REF CONTACT ID #: _____
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APPLICANT	NAME: <u>SK, Inc Profit Sharing Plan and Krygard, LLC</u> ADDRESS: <u>23 Quiet Moon Lane</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: _____ CELL: _____ E-MAIL: <u>skrygiell@gmail.com</u> REF CONTACT ID #: _____
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CORRESPONDENT	NAME: <u>Liz Olson - Kaempfer Crowell</u> ADDRESS: <u>1980 Festival Plaza Drive, Suite 650</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: _____ CELL: _____ E-MAIL: <u>eolson@kcnvlaw.com</u> REF CONTACT ID #: _____
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ASSESSOR'S PARCEL NUMBER(S): 140-05-803-017

CURRENT LAND USE PLAN DESIGNATION: Corridor Mixed-Use (CM)

REQUESTED LAND USE PLAN DESIGNATION: _____

PROPERTY ADDRESS and/or CROSS STREETS: _____

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

 Property Owner (Signature) Property Owner (Print) Susan Hunt Krygiell / Trustee / SK Inc Profit Sharing Plan Trust
 STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON Oct. 23, 2023 (DATE)
 By Susan Hunt Krygiell
 NOTARY PUBLIC: Malana L Tice

MALANA L. TICE
 Notary Public, State of Nevada
 No. 17-1888-1
 My Appt. Exp. March 27, 2025

*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity.

LAS VEGAS OFFICE
1980 Festival Plaza Drive, Suite 650
Las Vegas, NV 89135
T: 702.792.7000
F: 702.796.7181

KAEMPFER

CROWELL

ELISABETH E. OLSON
eolson@kcnvlaw.com

January 11, 2024

VIA ONLINE SUBMITTAL

CLARK COUNTY COMPREHENSIVE PLANNING
500 S. Grand Central Parkway, 1st Floor
Las Vegas, NV 89106

CIVIL
ENGINEERING
PA-24-70000\

***Re: Justification Letter – Master Plan Amendment
Las Vegas Boulevard and Nellis Boulevard
APN: 140-05-803-017***

To Whom It May Concern:

Please be advised this office represents Applicant in the above-referenced matter. The proposed project is located on approximately 6.45 acres and is generally located near the southwest corner of Las Vegas Boulevard and Nellis Boulevard. The property is more particularly described as APN: 140-05-703-004 (the "Site"). The Applicant is proposing a warehouse development. As such, the Applicant is requesting a master plan amendment from Corridor Mixed-Use (CM) to Business Employment (BE) A corresponding application for a zone change to IL has also been submitted.

Master Plan Amendment:

The Site is currently planned CM and zoned CG. This request for a zone change to IL and a master plan amendment to BE is appropriate for the Site and consistent with the overall intent of the Master Plan. The Site is located along Nellis Boulevard and North Las Vegas Boulevard, both of which are heavily travelled arterial streets. BE is appropriate as the area has undergone a change in trend from what was once a residential and commercial area, to industrial uses.

Most recently, a 20 acre parcel (APNs: 140-04-310-002 and 003), located on the southeast corner of Nellis Boulevard and Craig Road was recently approved for a nonconforming zone change to industrial via application NZC-22-0592. This 20 acre parcel was formerly a WalMart, which unfortunately was not able to sustain business at this location and closed its doors. The closure of this WalMart indicates the difficult environment for commercial businesses and the increasing industrial uses coming into the area. Additionally, APN 140-05-703-004 was approved for a zone change and master plan amendment to industrial via applications PA-23-700021 and ZC-23-0450.

There are various properties in the immediate area planned BE due to the proximity to Nellis Air Force Base. This demonstrates the transition that the area has undergone over the past few decades. Therefore, we respectfully request your consideration of the amendment to the master plan to BE, along with the corresponding request to amend the zoning to IL.

A change of the land use plan to BE satisfies the requirements set forth in Table 30.12-3(h):

1. The proposed amendment is consistent with the overall intent of the Master Plan:

The Site is planned for CM which generally supports a mix of retail, restaurants, offices, service commercial, and other professional services. Whereas the Applicant is requesting an amendment to BE, which supports a range of manufacturing uses. As discussed above, the proposed amendment is appropriate for the Site and consistent with the overall intent of the Master Plan. Specifically, this proposed amendment meets the following Master Plan Goal for Paradise, where the Site is located:

- SM-1.3 encourages the revitalization of underutilized commercial corridors and centers through compatible infill and redevelopment.

The Site is currently vacant and located along Las Vegas Boulevard and Nellis Boulevard, both heavily travelled rights-of-way and transportation hubs in the Las Vegas Valley. The Applicant is proposing a three building warehouse development. The proposed master plan amendment to BE meets the Master Plan Goal in that it encourages the revitalization of this underutilized and vacant space along a transitioning corridor. Finally, the layout of the Site has been carefully considered for the surrounding uses, and will provide a harmonious and compatible use for the neighborhood.

2. The proposed amendment is required based on changed conditions or further studies:

The proposed master plan amendment to BE meets the newly adopted Transform Clark County Master Plan Countywide Goals and Policies.

For example, Policy 1.6.3 encourages economic opportunity. The proposed project accomplishes that identified policy. Not only will the project bring short term construction jobs, it will provide many long term and permanent jobs available to Clark County residents.

Additionally, there is a change in trend occurring in the area, from what was once primarily residential and commercial, to more industrial uses. WalMart is one of the largest and most successful companies in the United States, but was not able to continue business across the street. Rather than force additional commercial on the Site, allowing an appropriately designed warehouse center will enhance the overall area which will then help to support the existing

commercial and residential in the area. Therefore, the proposed amendment is in keeping with this consideration as identified in the Master Plan.

3. The proposed amendment is compatible with the surrounding area:

The Site is located near and among existing commercial, manufacturing and residential uses, as well as incoming industrial uses, including the recently approved warehouse projects to the north.

- Policy 1.3.5 of the Countywide goals and policies, encourages neighborhood improvements.

Here, the proposed zone change will allow for the development of the vacant Site and provide a new warehouse project that would bring jobs to the area. Moreover, this particular area struggles with vandalism, homelessness and trash. The development of the Site will not only enhance the area but will deter destruction and trespassing onto the Site.

4. Strict adherence to the current goals and policies of the Master Plan would result in a situation neither intended by nor in keeping with the other core values, goals and policies:

The Sunrise Manor area contains an extremely diverse combination of land uses. This planning area is notable for the industrial uses north of Lake Mead Boulevard, the proximity to Nellis Air Force Base, as well as open lands, and residential and commercial uses throughout.

While the Las Vegas Boulevard and Nellis Boulevard corridor is contemplated for commercial use, WalMart was not able to sustain business at this location and closed its doors. Instead, bringing in a use to provide the needed warehouse square footage that has been highly sought after throughout the Las Vegas Valley, will not only help Clark County as a whole, but will help many residents searching for jobs in the area. As a result, the master plan amendment to BE is compatible with surrounding and recently approved uses and the overall need for the Valley.

5. The proposed amendment will not have a negative effect on the adjacent properties or on transportation services and facilities:

The proposed master plan amendment to BE will not have a negative effect on adjacent properties, transportation, or facilities. The surrounding area is increasingly industrial, with existing residential, commercial, as well as public facilities to support Nellis Air Force Base. Additionally, approval will be conditioned upon a traffic study and compliance with the study. Therefore, the proposed amendment and zone change will not have a negative effect on adjacent properties or on transportation services and facilities.

6. The proposed amendment will have a minimal effect on service provisions or is compatible with existing and planned service provisions and further development of the area:

The proposed plan amendment will not result in any additional impacts on surrounding infrastructure not already contemplated in the area. The Site is currently planned for commercial uses, and similar warehouse uses already exist in the area. Therefore, the proposed use will not create a negative impact to service in the area.

7. The proposed amendment will not cause a detriment to the public health, safety, and general welfare of the people of Clark County:

The proposed amendment will not cause any detriment to public health, safety or general welfare to the people of Clark County. The area surrounding the Site is in need of new development to revitalize the neighborhood, and where commercial has been decreasing, warehouse uses can fill a need for employment opportunities and economic impact. This project will be a benefit, not a detriment, to the community. Fire services and police services similarly will not be substantially affected by the development of the Site.

Based on the above information, a master plan amendment to BE is appropriate, and the Applicant has satisfied the standard for approval. Thank you for your consideration of this request. Please let me know if you have any questions.

Sincerely,

KAEMPFER CROWELL



Elisabeth E. Olson

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-24-0037-SK, INC PROFIT SHARING PLAN & TRUST & KRYGARD, LLC:

ZONE CHANGE to reclassify 6.5 acres from a CG (Commercial General) Zone to an IL (Industrial Light) Zone within the AE-70 Overlay District for a proposed office/warehouse and distribution complex.

Generally located on the south side of Las Vegas Boulevard North and the west side of Nellis Boulevard within Sunrise Manor (description on file). MK/hw/ng (For possible action)

RELATED INFORMATION:

APN:

140-05-803-017

PROPOSED LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 6.5
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant states the zone change to the IL (Industrial Light) zone appropriate for the site due to its location along heavily traveled roadways (Nellis Boulevard and Las Vegas Boulevard North) and its proximity to I-15. The applicant states the area is currently transitioning from a predominately residential and commercial area to a more industrial area with several zone changes to similar industrial zones being approved in the general vicinity. The applicant also indicates the proposed site is surrounded by commercial and residential uses, but states the other industrial properties in the area also have a similar surrounding use make-up.

Prior Land Use Requests

Application Number	Request	Action	Date
PA-22-700007	Amended transportation plan to remove the arterial street designation of Alexander Road	Approved by BCC	March 2023
TM-0153-02	1 lot commercial subdivision - expired	Approved by PC	June 2002

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1987-99	Reclassified the site from H-2 to C-2 zoning for a hotel	Approved by BCC	February 2000
TM-0364-99	1 lot commercial subdivision - expired	Approved by PC	February 2000
UC-1551-97	Pharmacy with a drive-thru - expired	Approved by PC	October 1997
ZC-185-89	Reclassified the site from H-2 to H-1 zoning for a resort hotel	Denied by BCC	April 1990

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use	H-2 (AE-65) & CG (AE-70)	Medical office & undeveloped
South	Corridor Mixed-Use	CG (AE-70) & RM32 (AE-70)	Hotel & multiple family residential
East	Corridor Mixed-Use	H-2 (AE-70) & PF (AE-70)	Nellis Air Force Base & medical office building
West	Corridor Mixed-Use	H-2 (AE-70) & CG (AE-70)	Auto repair facility & undeveloped

Related Applications

Application Number	Request
PA-24-700001	A plan amendment to redesignate the existing land use category from Corridor Mixed-Use (CM) to Business Employment (BE) is a companion item on this agenda.
DR-24-0038	A design review for an office/warehouse and distribution complex is a companion item on this agenda.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. Staff finds that in general the area along Las Vegas Boulevard North and down the west side of Nellis Boulevard is predominately planned for Business Employment. In addition, staff also finds that there are at least 6 instances of industrial zoning districts within a half mile radius of the site with the nearest industrial zoning being an IL zoned site 225 feet to the west of the subject site across Las Vegas Boulevard North. The surrounding area also contains the western fringes of Nellis Air Force Base. Staff finds that the

surrounding areas have a significant mix of uses that run the spectrum from residential to outside storage and large-scale industrial sites. Overall, staff finds that the surrounding area is in transition and contains a variety of uses including industrial uses and there are several industrial zoned sites, including sites zoned IL. The use of the property for industrial uses at this location makes sense due to its location along heavily traveled roads and the proximity of the site to I-15. Additionally, staff finds that this action would comply with Policies 5.1.3 and SM-1.3 of the Master Plan, which encourage in-fill development in the transitioning areas of Sunrise Manor and the development of a diversifying economic base for the Las Vegas Valley, which include warehouse and manufacturing uses. For these reasons, staff finds the request for the IL zone is appropriate for this location.

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on May 8, 2024, at 9:00 a.m., unless otherwise announced.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other Fire Apparatus Access Roadway obstructions; and that fire/emergency access must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0066-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: SK, INC PROFIT SHARING PLAN & TRUST & KRYGARD, LLC
CONTACT: LINDSAY KAEMPFER, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS, NV 89135



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input checked="" type="checkbox"/> ZONE CHANGE (ZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>ZC-24-0037</u> DATE FILED: <u>2/17/24</u> PLANNER ASSIGNED: _____ TAB/CAC: <u>Sunrise Manor</u> TAB/CAC DATE: <u>3/14/24</u> PC MEETING DATE: <u>4/2/24</u> BCC MEETING DATE: <u>5/8/24</u> FEE: <u>\$1,200</u>
	PROPERTY OWNER NAME: <u>SK, Inc Profit Sharing Plan & Trust and Krygard, LLC</u> ADDRESS: <u>23 Quiet Moon Lane</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: _____ CELL: _____ E-MAIL: <u>skrygiell@gmail.com</u>
	APPLICANT NAME: <u>SK, Inc Profit Sharing Plan & Trust and Krygard, LLC</u> ADDRESS: <u>23 Quiet Moon Lane</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: _____ CELL: _____ E-MAIL: <u>skrygiell@gmail.com</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>Liz Olson - Kaempfer Crowell</u> ADDRESS: <u>1980 Festival Plaza Drive, Suite 650</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-792-7000</u> CELL: _____ E-MAIL: <u>eolson@kcnvlaw.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 140-05-803-017

PROPERTY ADDRESS and/or CROSS STREETS: Las Vegas Blvd / Nellis Blvd

PROJECT DESCRIPTION: _____

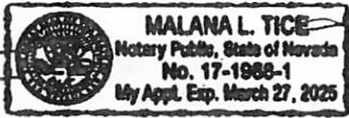
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

Property Owner (Signature) _____
Property Owner (Print) Susan Hunt Krygiell / SK INC Profit Sharing Plan & Trust

STATE OF Nevada
COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON Oct. 23, 2023
By Susan Hunt Krygiell

NOTARY PUBLIC: Malana L Tice



*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity.

LAS VEGAS OFFICE
1980 Festival Plaza Drive, Suite 650
Las Vegas, NV 89135
T: 702.792.7000
F: 702.796.7181

KAEMPFER

CROWELL

ELISABETH E. OLSON
eolson@kcnvlaw.com

February 7, 2024

VIA ONLINE SUBMITTAL

CLARK COUNTY COMPREHENSIVE PLANNING
500 S. Grand Central Parkway, 1st
Floor Las Vegas, NV 89106

**Re: Justification Letter – Zone Change and Design Review
Las Vegas Boulevard and Nellis Boulevard
APN: 140-05-803-017**

**PLANNER
COPY**
22-24-0037

To Whom It May Concern:

Please be advised this office represents Applicant in the above-referenced matter. The proposed project is located on approximately 6.45 acres and is generally located near the southwest corner of Las Vegas Boulevard and Nellis Boulevard. The property is more particularly described as APN: 140-05-703-004 (the "Site"). The Applicant is proposing a design review for an office/warehouse development. As such, the Applicant is requesting a zone change from General Commercial (C-2) to Industrial Light (IL) A corresponding application for a master plan amendment to BE has also been submitted. This Application is submitted under the newly adopted Title 30.

Zone Change

This request for a zone change to IL is appropriate for the Site and compatible with the surrounding area. The Site is located along Las Vegas Boulevard and Nellis Boulevard, both heavily travelled arterial streets, with easy access to Interstate 15. IL is appropriate as the area has undergone a change in trend from what was once a residential and commercial area, to industrial uses.

To the northeast of the Site, along Nellis Boulevard, is the vacant WalMart site, which was recently approved for a nonconforming zone change to IP to allow for a large distribution and warehouse center. Unfortunately, the WalMart was unable to sustain business at this location and closed. Rather than building additional commercial in the immediate area, which will also struggle to survive, bringing in a use to provide the needed warehouse square footage that has been highly sought after throughout the Las Vegas Valley, will not only help Clark County as a whole, but will help many residents searching for jobs in the area.

Additionally, APN 140-05-703-004 was recently approved for a zone change and master plan amendment to industrial via applications PA-23-700021 and ZC-23-0450. While both of these projects were approvals for IP zoning, the current Site differs in that it sits south of an existing IL development, making IL on the Site more compatible.

There are several properties in the immediate area zoned and operating as industrial uses (IP and IL), all of which are adjacent to single family, multi-family residential and commercial uses. This shows that residential and commercial uses can exist and work in harmony with industrial uses so long as appropriate design and buffering is provided. Here, the Site is adjacent to existing multi-family and commercial to the east and south. The layout of the Site and landscaping buffers provided will protect the surrounding uses, as discussed in more detail below.

This request for a zone change to IL, and the corresponding master plan amendment, meets various policies within the recently updated Clark County Master Plan, including, but not limited to, the following:

Policy 1.3.5 of the Countywide goals and policies, encourages neighborhood improvements. Here, the proposed zone change will allow for the development of the vacant Site and provide a new warehouse building that would bring jobs to the area. Moreover, this particular area struggles with vandalism, homelessness and trash. The development of the Site will not only enhance the area but will deter destruction and trespassing onto the Site.

Policy 1.6.3 encourages economic opportunity. The proposed project does just that. Not only will the project bring short term construction jobs, it will provide many long term and permanent jobs available to Clark County residents.

More specifically, in the Sunrise Manor goals and policies, the very first policy encourages reinvestment and revitalization of older neighborhoods when compatible with the surrounding areas. Here, the proposed project will bring new life to the Site, enhance the area, and assist with mitigating the vandalism and crime happening on the Site.

Finally, Policy SM-1.3 encourages the revitalization of underutilized commercial corridors and centers through compatible infill and redevelopment. Walmart is one of the largest and most successful companies in the United States, but was not able to continue business across the street. Rather than force additional commercial on the Site, allowing an appropriately designed warehouse center will enhance the overall area which will then help to support the existing commercial and residential in the area. Therefore, the requested zone change is appropriate for the Site.

Design Review

The Applicant is proposing three (3) warehouse buildings, totaling 96,260 square feet of office and warehouse space. The proposed buildings will be a maximum height of 45-feet where 50-feet is permitted in IL. Building C will be a maximum of 35-feet. The buildings will be comprised of painted concrete tilt-up panels, aluminum storefront enhancements, and large decorative windows. The Applicant is providing a total of 124 parking spaces where 98 spaces are required.

Access to the Site will be from three (3) driveways – two along Las Vegas Boulevard and one (1) along Nellis Boulevard, allowing adequate on-site circulation. All dock doors are screened from the right-of-way with landscaping or the buildings themselves.

The Applicant is providing 20-feet of landscaping along the west property line and between 15-feet to 20-feet along the south property line to appropriately buffer the adjacent properties. An eight (8) foot tall wall will also be provided along the west and south property lines. Moreover, along the south property line, the Applicant is providing a double row of trees, providing an intense landscape buffer adjacent to the existing multi-family residential development. All other perimeter and parking lot landscaping also complies with Code requirements.

Lastly, the Application is meeting the sustainability requirements by meeting the following requirements for a total of 7.5 points where only 7 are required:

1. Providing at least 10% more trees than required. (1 point)
2. Providing 95% or more of all required landscaping with plants that have very low or low water needs. (1 point)
3. SRI equal to or greater than 78 for lot sloped roofs or 29 for steep sloped roofs. (1 point)
4. Exceeding required landscape buffer by 20% or more. (1 point)
5. Shade structures over at least 50% of all south and west facing windows and doors. (1 point)
6. Each additional 25% of windows and doors shaded. (1 point)
7. Daylighting strategies to minimize the use of artificial lighting. (1/2 point)
8. Ceiling height 11-feet on all floors to facilitate natural ventilation. (1/2 point)
9. Solar ban glass on all south and west facing windows. (1/2 point)

The Applicant held the required neighborhood meeting on December 13, 2023. Marissa Fehrman represented the Applicant at the meeting. Three neighbors attended the meeting and did not express any concerns with the project.

Thank you in advance for your time and consideration of this application. Please let me know if you need any additional information.

Sincerely,

KAEMPFER CROWELL



Elisabeth E. Olson

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

DR-24-0038-SK INC PROFIT SHARING PLAN & TRUST & KRYGARD, LLC:

DESIGN REVIEW for an office/warehouse and distribution complex on 6.5 acres in an IL (Industrial Light) Zone within the AE-70 Overlay District.

Generally located on the south side of Las Vegas Boulevard North and the west side of Nellis Boulevard within Sunrise Manor. MK/hw/ng (For possible action)

RELATED INFORMATION:

APN:

140-05-803-017

PROPOSED LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 6.5
- Project Type: Office/warehouse and distribution complex
- Number of Stories: 2
- Building Height (feet): 45
- Square Feet: 96,260 (total)/29,120 (Building A)/48,420 (Building B)/18,720 (Building C)
- Parking Required/Provided: 96/121

Site Plan

The plan depicts a proposed 96,260 square foot office/warehouse and distribution complex located to the west of Nellis Boulevard and the southeast of Las Vegas Boulevard North. The proposed complex will consist of 3 buildings located in the northern, eastern, and southern portions of the site. Building A is 29,120 square feet, rectangular in shape and is located along Nellis Boulevard in the eastern portion of the site. The building is set back 63 feet from Nellis Boulevard, 82 feet from the northern property line, and 73 feet from Building B. Building B is 48,420 square feet, also rectangular in shape, and located in the northern portion of the property along Las Vegas Boulevard North. The building is set back 20 feet from Las Vegas Boulevard North, 89 feet from the western property line, and 24 feet from Building C. Building C is 18,720 square feet, rectangular in shape, and located in the southern portion of the property. The building is set back 92 feet from the western property line and 20 feet from the southern property line. There are no residential properties adjacent to the site, as the subject site and the multiple family residential development to the south are separated by a 10 foot wide right-of-way strip.

As a result, residential adjacency regulations do not apply. The site is accessed by 2 new commercial driveways and 1 existing driveway. The 2 proposed driveways are 34 feet to 38 feet wide and are located along Las Vegas Boulevard North. The existing driveway is 32 feet wide and is located in the southeastern corner along Nellis Boulevard. Drive aisles connect these driveways to the buildings with drive aisles ranging in size from 24 feet to 65 feet wide and surrounding Building A and Building B with a dead-end driveway along the western side of Building C. Parking is provided along the western property line and along the sides of the 3 buildings. A total of 96 parking spaces are required for the site with 121 parking spaces provided, where a maximum of 121 parking spaces is permitted based on the number of EV and ADA spaces provided. A total of 5 EV parking spaces will be installed with an additional 8 parking spaces being EV capable with 5 ADA accessible spaces provided. All loading areas are provided mainly within Buildings A and B and are screened from the rights-of-way by landscaping and other buildings.

Landscaping

The plans show that street, perimeter, and parking lot landscaping has been provided. The plans show that along Las Vegas Boulevard North, 2 staggered rows of Mulga (*Acacia Aneura*) and Thornless Honey Mesquite (*Prosopis Glandulosa Maverick*) trees with trees spaced every 30 feet on center in each row. Along Nellis Boulevard, Mulga trees are provided every 20 feet in a single row due to sight visibility zones. A design review for alternative landscaping is required due to the use of medium sized trees in lieu of large trees along Nellis Boulevard, due to overhead utility lines. Within the parking lot, Shoestring Acacia (*Acacia Stenophylla*) and Thornless Honey Mesquite trees are provided within 9 foot wide finger islands every 6 spaces. When trees and finger islands are provided every 12 spaces, an 8 plus foot wide landscaping strip is also provided. Along the western, southern, southeastern, northern, and northeastern property lines, a 15 foot to 20 foot wide landscaping buffer has been provided. These landscaping buffers generally contain Mulga and Thornless Honey Mesquite trees placed in 2 staggered rows with trees spaced approximately 20 feet on center within each row. The plans indicate that 142 trees are provided within buffering strips, 30 trees are provided within the parking lot, where 25 trees are required, and 29 trees are provided along the street where 24 trees are required.

Elevations

The plans show that the proposed buildings will be a maximum of 45 feet tall to the highest parapet with Building C being a maximum height of 35 feet. The exteriors of all 3 buildings will mostly be composed of painted concrete tilt-up panels on all 4 facades. The panels will be painted varying shades of white, silver, and gold with the colors varying between the upper and lower levels and between verticals panels to break-up the facades. The roof is generally flat with large roof pop-ups provided on the corners of the buildings. Additionally, red metal awnings are provided above all windows and most doors, particularly on the western and southern facades. Access to Buildings A and B is provided by 2 aluminum commercial window-door systems located on the northern and southern portions of the western façade. Additional access is provided by hollow metal doors on the central portions of the remaining facades. Commercial window strips highlight the office areas of each building. Six white painted metal roll-up doors are provided on the northern and eastern facades of Buildings A and B, respectively. Building C has access provided through 4 hollow metal doors located on the western and eastern facades with a single hollow door provided along the northern and southern facades. Four roll-up doors

are provided on the western portion of the building. The design of the exterior facades complies with the regulations of Section 30.04.05G.

Floor Plans

The plans provided depict Building A as a 29,120 square foot shell building with a 2,753 square foot office on the southwest corner of the building and another 2,543 square foot office in the southeast corner of the building. A 6 bay loading area is located in the northern portion of the building. The shell building is shown to be able to be split 2 to 10 ways. Building B is shown to be a 48,420 square foot building with a 4,825 square foot office space in the northwest corner of the building and a 3,268 square foot office space in the southwest corner of the building. A 6 bay loading area is located in the eastern portion of the building. The shell building is shown to be able to be split 2 to 15 ways. Building C is shown to be a 18,720 square foot building with a 4,535 square foot office space provided in the eastern portion of the building. Four loading areas are shown located in the western portion of the building. The shell building is shown to be able to be split 2 to 8 ways.

Sustainability

The plans indicate the proposed office/warehouse and distribution complex is meeting the sustainability requirements described in Section 30.04.05J by providing a total of 7.5 points where 7 points are required for non-residential developments. The applicant is achieving this by providing at least 10% more trees than required (1 point), by providing 95% or more of all required landscaping with plants that have very low or low water needs (1 point); by providing a cool roof with an SRI equal to or greater than 78 for low sloped roofs (1 point); by exceeding required landscape buffers by 20% or more (1 point); by providing shade structures over at least 50% of all south and west facing windows and doors (1 point) with an additional point for an additional 25% of windows and doors shaded; by using daylighting strategies to minimize the use of artificial lighting (0.5 point); by providing a ceiling height 11 feet on all floors to facilitate natural ventilation (0.5 point); and by providing Low-E glass on all south and west facing windows (0.5 point).

Applicant's Justification

The applicant states they are proposing a 3 building warehouse complex with a total of 96,260 square feet. The facility has sufficient parking and access. The applicant also states that all loading docks are sufficiently screened with landscaping or by other buildings. They state sufficient landscaping has been provided within the parking lot and along the perimeter of the site. They also indicate that the need for medium trees along the streets is due to existing NV Energy overhead powerline easements. Additionally, the applicant states that all necessary sustainability points and provisions have been met.

Prior Land Use Requests

Application Number	Request	Action	Date
PA-22-700007	Amended transportation plan to remove the arterial street designation of Alexander Road	Approved by BCC	March 2023
TM-0153-02	1 Lot commercial subdivision - expired	Approved by PC	June 2002

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1987-99	Reclassified the site from H-2 to C-2 zoning for a hotel	Approved by BCC	February 2000
TM-0364-99	1 lot commercial subdivision - expired	Approved by PC	February 2000
UC-1551-97	Pharmacy with a drive-thru - expired	Approved by PC	October 1997
ZC-185-89	Reclassified the site from H-2 to H-1 zoning for a resort hotel	Denied by BCC	April 1990

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use	H-2 (AE-65) & CG (AE-70)	Medical office & undeveloped
South	Corridor Mixed-Use	CG (AE-70) & RM32 (AE-70)	Hotel & multiple family residential
East	Corridor Mixed-Use	H-2 (AE-70) & PF (AE-70)	Nellis Air Force Base & medical office building
West	Corridor Mixed-Use	H-2 (AE-70) & CG (AE-70)	Auto repair facility & undeveloped

Related Applications

Application Number	Request
PA-24-700001	A plan amendment to redesignate the existing land use category from Corridor Mixed-Use to Business Employment is a companion item on this agenda.
ZC-24-0037	A zone change to reclassify the site from CG to IL is a companion item on this agenda.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

Overall, the development as proposed provides an office/warehouse and distribution facility that is compatible with surrounding industrial development and contributes to an area that is increasingly becoming more industrial in nature. In addition, the exterior of the buildings are attractive and would be an enhancement to the neighborhood. Furthermore, landscaping provided within the interior of the site should help to provide the necessary shading and reduce the heat caused by large swaths of pavement, while considering the constraints of such a use. The site landscaping has also been designed to screen the use as much as possible from both the residential use to the south and from the streets along the northwestern and eastern boundaries. Staff has no concerns regarding the use of medium trees along either of the streets, as additional trees have been provided and are spaced according to their size. The buildings are sited appropriately with the scale of the buildings decreasing closer to the residential buildings to the south and is like other industrial buildings in the area. Overall, staff finds that both the use and design of the site should be an enhancement to the area, and accounts, as much as possible, for any negative impacts to the surrounding area with additional screening of the proposed complex along the southern property line. The development of this is also in-fill in nature and should help to reduce crime and promote development in the area. Additionally, the proposed development complies with Policy 5.1.3 of the Master Plan, which encourages the development of the warehousing and manufacturing base of Clark County. For these reasons, staff can support these requests.

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on May 8, 2024, at 9:00 a.m., unless otherwise announced.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Certificate of Occupancy and/or business license shall not be issued without approval of an application for a zoning inspection.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Traffic study and compliance.
- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.

Fire Prevention Bureau

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other Fire Apparatus Access Roadway obstructions; and that fire/emergency access must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0066-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

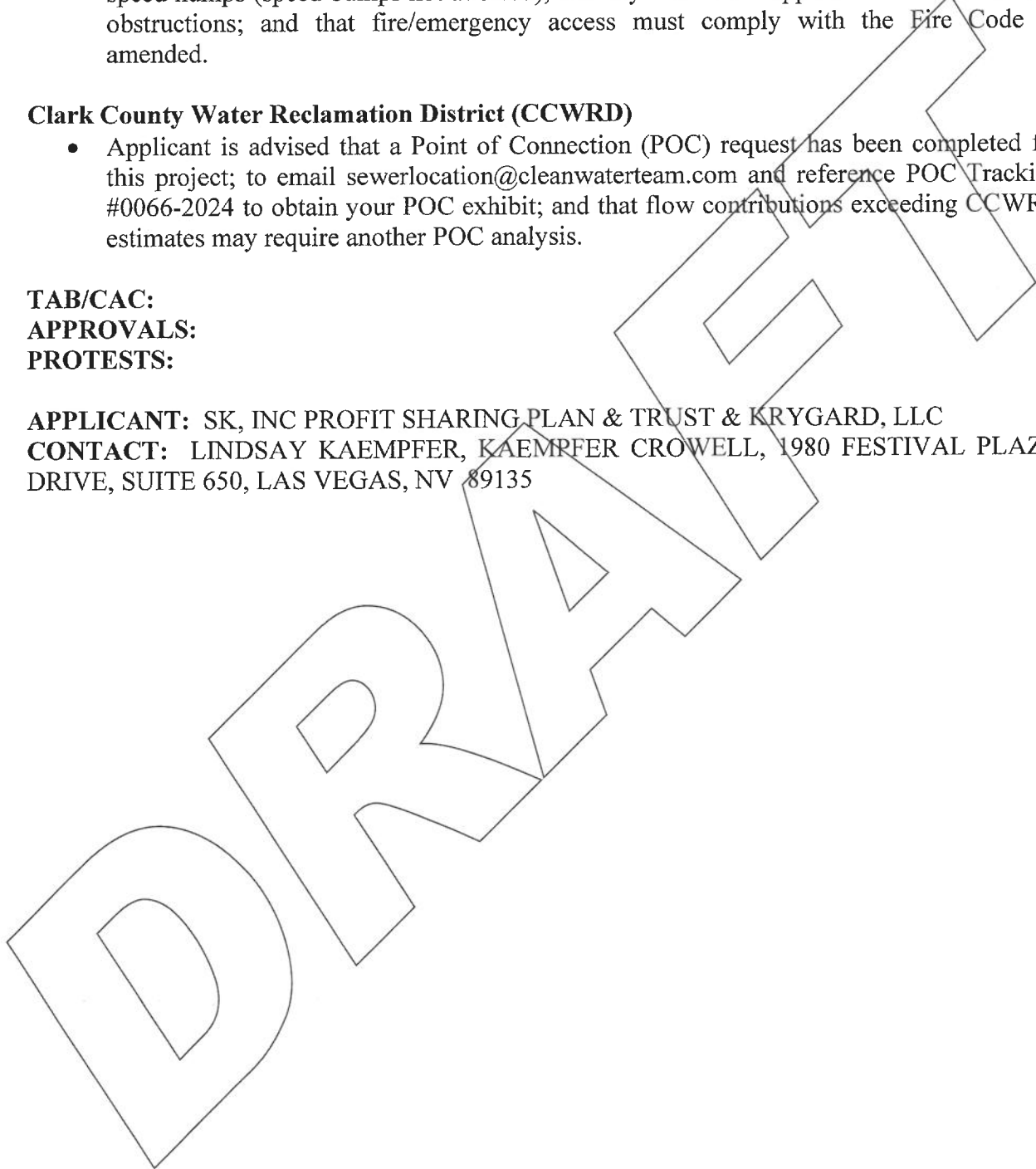
TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: SK, INC PROFIT SHARING PLAN & TRUST & KRYGARD, LLC

CONTACT: LINDSAY KAEMPFER, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS, NV 89135





LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input checked="" type="checkbox"/> ZONE CHANGE (ZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>DR-24-0038</u> DATE FILED: <u>2/17/24</u> PLANNER ASSIGNED: _____ TAB/CAC: <u>Sunrise Manor</u> TAB/CAC DATE: <u>3/14/24</u> PC MEETING DATE: <u>4/2/24</u> BCC MEETING DATE: <u>5/8/24</u> FEE: <u>\$1,000</u>
	PROPERTY OWNER NAME: <u>SK, Inc Profit Sharing Plan & Trust and Krygard, LLC</u> ADDRESS: <u>23 Quiet Moon Lane</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: _____ CELL: _____ E-MAIL: <u>skrygiell@gmail.com</u>
	APPLICANT NAME: <u>SK, Inc Profit Sharing Plan & Trust and Krygard, LLC</u> ADDRESS: <u>23 Quiet Moon Lane</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: _____ CELL: _____ E-MAIL: <u>skrygiell@gmail.com</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>Liz Olson - Kaempfer Crowell</u> ADDRESS: <u>1980 Festival Plaza Drive, Suite 650</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-792-7000</u> CELL: _____ E-MAIL: <u>eolson@kcnvlaw.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 140-05-803-017

PROPERTY ADDRESS and/or CROSS STREETS: Las Vegas Blvd / Nellis Blvd

PROJECT DESCRIPTION: _____

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

Property Owner (Signature) _____

Susan Hunt-Krygiell / SK INC Profit Sharing Plan & Trust
Property Owner (Print) Trustee

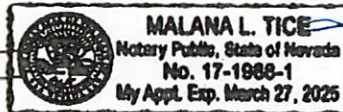
STATE OF Nevada
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON

Oct. 23, 2023

By Susan Hunt Krygiell

NOTARY PUBLIC: Malana L Tice



*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity.



AUTHORIZATION TO SUBMIT APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

Application Pre-review (APR) record number: 23-10475

Application Materials have been deemed ready to submit without revisions with minor revisions.

Notes: Show EV capable spaces; provide street landscaping along Nellis; need DR for landscaping along NB; show loading area setback; Bldg needs articulation; provide shading calculation

By: [Signature] Hunter White Date: 11/11/24

Advisory: Authorization to submit expires 2 weeks after determination is made. If all required documents are not provided to staff within this timeframe, an appointment to re-review the application materials is required.

- Required Application(s):**
- | | | |
|--|--|--|
| <input checked="" type="checkbox"/> Master Plan Amendment | <input type="checkbox"/> Land Use – Administrative Design Review (ADR) | <input type="checkbox"/> Tentative Map (TM) |
| <input checked="" type="checkbox"/> Land Use | <input type="checkbox"/> Land Use – Wavier of Conditions (WC) | <input type="checkbox"/> Vacation and Abandonment (VS) |
| <input checked="" type="checkbox"/> Zone Change (ZC) | <input type="checkbox"/> Land Use – Application for Review (AR) | <input type="checkbox"/> Other: |
| <input type="checkbox"/> Special Use Permit (UC) | <input type="checkbox"/> Land Use – Extension of Time (ET) | |
| <input checked="" type="checkbox"/> Waiver of Development Standards (WS) | | |
| <input checked="" type="checkbox"/> Design Review (DR) | | |

Required Fees:
 - Refer to the attached Fee Sheet.

- Next Steps:**
- Review the attached submittal requirements for the applicable application type(s).
 - Go to the Application Pre-review record in the County's Citizen Access Portal (ACA) and upload all required application documents in PDF format (regardless of the format specified in the submittal requirements).
 - Once all the application documents are uploaded, coordinate the transmittal of the required hard copy documents with the planner who authorized the submittal (see name above); all transmittals shall include a cover letter and/or transmittal memo and a copy of this form. The Personnel Contact Information list on Department's Contact Us webpage includes the phone number and email address for all planners.
 - When the application package is received, the documents will be re-reviewed to ensure no changes except those noted above have been made and, if in an acceptable form, the planner will accept the application documents. Staff will then create the application records. If payment for the application fees was not included in the application package, an email notice will be sent to the record(s) contact indicating the application fees are due. This step may take up to 2 business days to complete.
 - Once fees are paid, the application(s) will be considered "Submitted".

LAS VEGAS OFFICE
1980 Festival Plaza Drive, Suite 650
Las Vegas, NV 89135
T: 702.792.7000
F: 702.796.7181

KAEMPFER

CROWELL

ELISABETH E. OLSON
eolson@kcnvlaw.com

February 7, 2024

VIA ONLINE SUBMITTAL

CLARK COUNTY COMPREHENSIVE PLANNING
500 S. Grand Central Parkway, 1st
Floor Las Vegas, NV 89106

**Re: *Justification Letter – Zone Change and Design Review
Las Vegas Boulevard and Nellis Boulevard
APN: 140-05-803-017***

**PLANNER
COPY**

DR-24-0038

To Whom It May Concern:

Please be advised this office represents Applicant in the above-referenced matter. The proposed project is located on approximately 6.45 acres and is generally located near the southwest corner of Las Vegas Boulevard and Nellis Boulevard. The property is more particularly described as APN: 140-05-703-004 (the "Site"). The Applicant is proposing a design review for an office/warehouse development. As such, the Applicant is requesting a zone change from General Commercial (C-2) to Industrial Light (IL) A corresponding application for a master plan amendment to BE has also been submitted. This Application is submitted under the newly adopted Title 30.

Zone Change

This request for a zone change to IL is appropriate for the Site and compatible with the surrounding area. The Site is located along Las Vegas Boulevard and Nellis Boulevard, both heavily travelled arterial streets, with easy access to Interstate 15. IL is appropriate as the area has undergone a change in trend from what was once a residential and commercial area, to industrial uses.

To the northeast of the Site, along Nellis Boulevard, is the vacant WalMart site, which was recently approved for a nonconforming zone change to IP to allow for a large distribution and warehouse center. Unfortunately, the WalMart was unable to sustain business at this location and closed. Rather than building additional commercial in the immediate area, which will also struggle to survive, bringing in a use to provide the needed warehouse square footage that has been highly sought after throughout the Las Vegas Valley, will not only help Clark County as a whole, but will help many residents searching for jobs in the area.

Additionally, APN 140-05-703-004 was recently approved for a zone change and master plan amendment to industrial via applications PA-23-700021 and ZC-23-0450. While both of these projects were approvals for IP zoning, the current Site differs in that it sits south of an existing IL development, making IL on the Site more compatible.

There are several properties in the immediate area zoned and operating as industrial uses (IP and IL), all of which are adjacent to single family, multi-family residential and commercial uses. This shows that residential and commercial uses can exist and work in harmony with industrial uses so long as appropriate design and buffering is provided. Here, the Site is adjacent to existing multi-family and commercial to the east and south. The layout of the Site and landscaping buffers provided will protect the surrounding uses, as discussed in more detail below.

This request for a zone change to IL, and the corresponding master plan amendment, meets various policies within the recently updated Clark County Master Plan, including, but not limited to, the following:

Policy 1.3.5 of the Countywide goals and policies, encourages neighborhood improvements. Here, the proposed zone change will allow for the development of the vacant Site and provide a new warehouse building that would bring jobs to the area. Moreover, this particular area struggles with vandalism, homelessness and trash. The development of the Site will not only enhance the area but will deter destruction and trespassing onto the Site.

Policy 1.6.3 encourages economic opportunity. The proposed project does just that. Not only will the project bring short term construction jobs, it will provide many long term and permanent jobs available to Clark County residents.

More specifically, in the Sunrise Manor goals and policies, the very first policy encourages reinvestment and revitalization of older neighborhoods when compatible with the surrounding areas. Here, the proposed project will bring new life to the Site, enhance the area, and assist with mitigating the vandalism and crime happening on the Site.

Finally, Policy SM-1.3 encourages the revitalization of underutilized commercial corridors and centers through compatible infill and redevelopment. Walmart is one of the largest and most successful companies in the United States, but was not able to continue business across the street. Rather than force additional commercial on the Site, allowing an appropriately designed warehouse center will enhance the overall area which will then help to support the existing commercial and residential in the area. Therefore, the requested zone change is appropriate for the Site.

Design Review

The Applicant is proposing three (3) warehouse buildings, totaling 96,260 square feet of office and warehouse space. The proposed buildings will be a maximum height of 45-feet where 50-feet is permitted in IL. Building C will be a maximum of 35-feet. The buildings will be comprised of painted concrete tilt-up panels, aluminum storefront enhancements, and large decorative windows. The Applicant is providing a total of 124 parking spaces where 98 spaces are required.

Access to the Site will be from three (3) driveways – two along Las Vegas Boulevard and one (1) along Nellis Boulevard, allowing adequate on-site circulation. All dock doors are screened from the right-of-way with landscaping or the buildings themselves.

The Applicant is providing 20-feet of landscaping along the west property line and between 15-feet to 20-feet along the south property line to appropriately buffer the adjacent properties. An eight (8) foot tall wall will also be provided along the west and south property lines. Moreover, along the south property line, the Applicant is providing a double row of trees, providing an intense landscape buffer adjacent to the existing multi-family residential development. All other perimeter and parking lot landscaping also complies with Code requirements.

Lastly, the Application is meeting the sustainability requirements by meeting the following requirements for a total of 7.5 points where only 7 are required:

1. Providing at least 10% more trees than required. (1 point)
2. Providing 95% or more of all required landscaping with plants that have very low or low water needs. (1 point)
3. SRI equal to or greater than 78 for lot sloped roofs or 29 for steep sloped roofs. (1 point)
4. Exceeding required landscape buffer by 20% or more. (1 point)
5. Shade structures over at least 50% of all south and west facing windows and doors. (1 point)
6. Each additional 25% of windows and doors shaded. (1 point)
7. Daylighting strategies to minimize the use of artificial lighting. (1/2 point)
8. Ceiling height 11-feet on all floors to facilitate natural ventilation. (1/2 point)
9. Solar ban glass on all south and west facing windows. (1/2 point)

The Applicant held the required neighborhood meeting on December 13, 2023. Marissa Fehrman represented the Applicant at the meeting. Three neighbors attended the meeting and did not express any concerns with the project.

Thank you in advance for your time and consideration of this application. Please let me know if you need any additional information.

Sincerely,

KAEMPFER CROWELL



Elisabeth E. Olson

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-24-0039-LU FAMILY COMPANY, LLC:

USE PERMIT to allow live entertainment in conjunction with an existing adult cabaret and tavern establishment on 0.9 acres in an IL (Industrial Light) Zone.

Generally located on the northeast side of Boulder Highway, 350 feet northwest of US 95 within Sunrise Manor. TS/hw/ng (For possible action)

RELATED INFORMATION:

APN:

161-07-202-008

LAND USE PLAN:

SUNRISE MANOR - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 3785 Boulder Highway
- Site Acreage: 0.9
- Project Type: Live entertainment
- Number of Stories: 1
- Building Height (feet): 14
- Square Feet: 11,945
- Parking Required/Provided: 75/75 (per ADR-0846-00)

Site Plan, History, & Request

The site plan depicts an existing adult cabaret and tavern facility located on the northeast side of Boulder Highway and approximately 350 feet northwest of the US 95 right-of-way. The building is shown to be centrally located on the site against the northwestern property line. The building is shown to be set back 64 feet from Boulder Highway, 61 feet from the southeastern property line, and 61 feet from the northeastern property line. The building is rectangular in shape and is shown to be approximately 11,945 square feet. Parking is shown to be located surrounding the building to the east, south, and west. The plan shows that 75 parking spaces are provided, where 75 parking spaces were approved under ADR-0846-00. Access to the site is provided by a commercial driveway in the southwestern corner of the site with access directly to Boulder Highway. The plans show that no modifications will be made to the layout of the site, the parking lot, nor the access driveway.

The site was originally approved as a billiards parlor with a restaurant and tavern in September 1980 with UC-108-80 with the building being converted into an adult cabaret in November 2000 through ADR-0846-00. The site has been approved for various live entertainment uses with the latest live entertainment use permit approved in May 2000 with UC-0548-00, which was allowed to expire in May 2010 when a review was not completed. The applicant is now requesting for a new use permit for live entertainment to reinstate the ability to conduct live entertainment indoors on-site.

Landscaping

The plans show that there are no proposed changes to the existing landscaping on-site. The provided plans show that the originally approved street landscaping consisted of an approximately 18 foot wide landscaping strip along Boulder Highway, which contained a variety of shrubs, including 7 large Texas Ranger (*Leucophyllum*) bushes. Within the parking lot, 4 Western Honey Mesquite (*Prosopis Grandulosa* var. *Torreyana*) were provided within diamond shaped planters. Currently, the street landscaping strip is within the Boulder Highway right-of-way and contains decorative rocks and dirt, while within the parking lot the diamond planters have been removed.

Elevations

The plans depict a 14 foot tall, single story building constructed of painted CMU block. The exterior of the building is almost entirely white with purple vinyl awnings provided over the entrance. Access to the building is provided in the southwest corner of the building and along the southeastern portion of the building with a commercial door and window system. Egress doors are provided along the southwestern and northeastern facades of the building. No windows are provided on any façade. Painted and temporary wall signs are provided on the northwest, northeast, and southwest facades.

Floor Plans

The plans depict an existing 11,945 square foot adult cabaret and tavern space with 4,145 square feet of storage space and 7,800 square feet dedicated to the cabaret and tavern. The cabaret and tavern space are split between northern and southern assembly areas with the northern assembly area containing 3,488 square feet and the southern assembly area containing 1,294 square feet. Each assembly area contains a raised platform stage with a bar area and seating surrounding the stages. The northern assembly area contains a dressing room and locker room area, while the southern assembly area contains a kitchen and prep area along with customer bathrooms. Offices are in the northeastern corner of the building with storage spaces scattered along the edges of the building.

Applicant's Justification

The applicant states the purpose of this request is to reestablish the live entertainment use that was previously approved but allowed to expire. They state they are making no changes to the building, parking lot, nor landscaping and that parking has been provided as previously approved. The applicant also indicates there should be no additional impacts to the site nor the surrounding area as the live entertainment use does not require additional parking, there will be no changes to the general character and use of the building, and the nearest residential area is 445 feet across US 95. Additionally, they indicate that the use will not occur outdoors.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-0846-00	Adult cabaret within an existing tavern building	Approved by ZA	November 2000
UC-0548-00	Live entertainment within an existing tavern - expired	Approved by PC	May 2000
ZC-0153-00	Reclassified the site from H-2 to M-1 zoning for a tavern	Approved by BCC	April 2000
UC-0045-00	Live entertainment in conjunction with an existing tavern - expired	Approved by PC	February 2000
VC-2180-97	Reduced parking, allowed off-site parking, waived paving requirements, and waived parking lot landscaping	Approved by BCC	August 1998
ZC-1326-97	Reclassified the site from H-2 to M-1 zoning for a nightclub	Withdrawn	October 1997
UC-173-90	Live entertainment within an existing bar and restaurant - expired	Approved by PC	July 1990
ZC-120-88	Adult live entertainment (wet t-shirt contest and hunk-o-mania) in conjunction with an existing restaurant and bar	Denied by BCC	May 1988
UC-195-86	Live entertainment within an existing restaurant and bar - expired	Approved by PC	July 1986
UC-188-85	Live entertainment within an existing billiard parlor - expired	Approved by PC	November 1985
UC-108-80	Billiard lounge with bar and restaurant	Approved by BCC	September 1980
UC-59-78	Billiard parlor with cocktail lounge, restaurant, and pro shop - expired	Approved by BCC	June 1978

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use	CG	Vehicle rental facility
South	Corridor Mixed-Use	CG	Recreational vehicle rental/sales facility
East	Corridor Mixed-Use	H-2	Undeveloped
West	Corridor Mixed-Use	H-2	Recreational vehicle rental/sales facility

*The Boulder Highway right-of-way is directly to the southwest of the site.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

Use Permit

A special use permit is considered on a case by case basis in consideration of the standards for approval. Additionally, the use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety, and general welfare; and will be adequately served by public improvements, facilities, and services, and will not impose an undue burden.

Staff finds the proposed use of the site for live entertainment is compatible with the existing site, the surrounding area, and the previously approved uses. Live entertainment compliments and supports the adult cabaret and tavern uses, while not requiring additional parking or resources beyond those already required. In addition, the properties directly surrounding the site are mostly commercial or undeveloped with large freeways and state rights-of-way separating the site from any residential uses. The live entertainment is also contained within the building, per the applicant. Additionally, Policy 5.1.3 of the Master Plan encourages the development and support of local businesses which contribute to regional economic pillars, such as tourism. Staff finds that support of this use permit will support a local business, which forms part of a larger set of businesses, which draws tourism dollars to the Las Vegas area, and surrounding businesses as well. For these reasons, staff can support this request.

Staff Recommendation

Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Parking lot landscaping shall be reinstalled per the landscape plan approved with ADR-0846-00;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that approval of this application does not constitute or imply approval of any other County issued permit, license, or approval; that within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- Applicant is advised that operational permits may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system; and if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: DAVID BROWN

CONTACT: DAVID BROWN, DAVID BROWN ESQ., 520 S. FOURTH STREET, 2ND FLOOR, LAS VEGAS, NV 89101

DRAFT



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): UC-24-0039

TOWN ADVISORY BOARD/CITIZENS ADVISORY COUNCIL (TAB/CAC)

TAB/CAC: Sunrise Manor TAB Time: 6:30 p.m.

Date: 3/14/2024

Location: Refer to listing on other side

Draft staff reports: Available 3 business days prior to the TAB/CAC meeting on the following website

<https://clarkcountynv.gov/TABCACInformation>

Once on page, select appropriate TAB/CAC to view posted agenda and supporting material

PLANNING COMMISSION (PC)

Date: 4/2/2024 Time: 7:00 PM

Location: 500 S. Grand Central Pkwy, Commission Chambers

Staff reports: Available 3 business days prior to the PC meeting on the following website

<https://clarkcountynv.gov/agendas>

Please Note:

- All meetings are mandatory for ALL applications.
- PC/BCC meeting information will be emailed to the correspondent on file.
- Project revisions and/or failure to appear at any meeting may result in delays and/or extra expense.
- You (or your representative) must be prepared to make a presentation and answer questions about your application at the Town Board, PC and/or BCC meetings.
- The Town Boards, PC and/or BCC are provided copies of the staff report for your item, but NOT copies of the plans or paperwork that you have submitted.
- You MUST bring copies of all necessary plans and documentation to make a complete presentation of your item to the Town Board, PC and/or BCC. This includes, but is not limited to:

Site plans - Landscape plans - Elevations - Floor plans - Photos - Renderings
- If you cannot adequately present and discuss your project, or if you do not bring copies of the necessary plans, this could result in a delay of action on your application.
- If, for any reason, you cannot attend any of your scheduled meetings, or if you have any questions about your application, please contact the Department of Comprehensive Planning as soon as possible at (702) 455-4314, option 2, option 1.



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 161-07-202-008

PROPERTY ADDRESS/ CROSS STREETS: 3785 Boulder Highway

DETAILED SUMMARY PROJECT DESCRIPTION

Live entertainment as a Special Use Permit in an existing tavern.

PROPERTY OWNER INFORMATION

NAME: Lu Family Company LLC

ADDRESS: 3696 Ferndale Cove Drive

CITY: Las Vegas

STATE: NV

ZIP CODE: 89129

TELEPHONE: _____

CELL _____

EMAIL: _____

APPLICANT INFORMATION

NAME: Steven Lu

ADDRESS: 3696 Ferndale Cove Drive

CITY: Las Vegas

STATE: NV

ZIP CODE: 89129

REF CONTACT ID # _____

TELEPHONE: _____

CELL _____

EMAIL: stevenhlu@yahoo.com

CORRESPONDENT INFORMATION

NAME: David Brown, Esq

ADDRESS: 520 S. Fourth St., 2nd Floor

CITY: Las Vegas

STATE: NV

ZIP CODE: 89101

REF CONTACT ID # _____

TELEPHONE: 702.384.5563

CELL 702.580.7725

EMAIL: _____

*Correspondent will receive all project communication

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned and understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

[Signature]

Steven Lu

1/7/24

Property Owner (Signature)*

Property Owner (Print)

Date

DEPARTMENT USE ONLY:

<input type="checkbox"/> AC	<input type="checkbox"/> AR	<input type="checkbox"/> ET	<input type="checkbox"/> PUDD	<input type="checkbox"/> SN	<input checked="" type="checkbox"/> UC	<input type="checkbox"/> WS
<input type="checkbox"/> ADR	<input type="checkbox"/> AV	<input type="checkbox"/> PA	<input type="checkbox"/> SC	<input type="checkbox"/> TC	<input type="checkbox"/> VS	<input type="checkbox"/> ZC
<input type="checkbox"/> AG	<input type="checkbox"/> DR	<input type="checkbox"/> PUD	<input type="checkbox"/> SDR	<input type="checkbox"/> TM	<input type="checkbox"/> WC	OTHER _____

APPLICATION # (s) UC-24-0039

ACCEPTED BY [Signature]

PC MEETING DATE 4/2/24

DATE 2/7/24

BCC MEETING DATE _____

TAB/CAC LOCATION Sunrise Manor

DATE 3/14/24

LAW OFFICE

Brown, Brown & Premsrirut

AN ASSOCIATION OF PROFESSIONAL CORPORATIONS

520 SOUTH FOURTH STREET

LAS VEGAS, NEVADA 89101-6520

TELEPHONE (702) 384-5563

FACSIMILE (702) 385-1023

EMAIL: dbrown@brownlawlv.com

JAY H. BROWN

DAVID T. BROWN

PUOY K. PREMSRIRUT

February 6, 2024

PLANNER

COPY

UL-24-0039

Clark County Comprehensive Planning
500 S. Grand Central Parkway, 1st Floor
Las Vegas, NV 89106

RE: Justification Letter – Special Use Permit for Live Entertainment
APN: 161-07-202-008 – 3785 Boulder Highway

To Whom It May Concern:

This office represents the Applicant (Applicant) in the above referenced matter. Applicant proposes to add a live entertainment use to an existing tavern on approximately 1 acre in an Industrial Light (IL) zoning district.

The site is located at the northwest corner of the intersection of US-95 and Boulder Highway. It is approximately 1 acre and contains an 11,945 square foot tavern building with a 7,800 square foot adult cabaret. In 2000, the site was approved for live entertainment within the building with a five year review (UC-0548-00). In April of 2005, the Clark County Planning Commission approved an extension of time for the live entertainment with until May 18, 2010 to review. That review did not occur and therefore, the live entertainment use expired.

VC-2180-97 was approved by the Planning Commission to reduce the number of parking spaces from the 120 spaces required to 89 with an allowance for off-site parking on adjacent parcels. In addition, ADR-0846-00 included a parking analysis and a description of the then current Title 30 that allowed for the storage to be calculated at a lesser amount and a 10% additional reduction for landscaping. Currently, the site has 75 parking spaces as depicted on the plan submitted. The Live Entertainment use, per Title 30, requires no additional parking.

Title 30 requires a Special Use Permit for live entertainment in the IL zoning district. Applicant requests to reestablish the live entertainment in the existing facility. No additional parking spaces are needed or proposed. No additional improvements are proposed for the site.

The site is located along Boulder Highway in an area with a mixture of non-residential zoning districts. To the east, northeast, and southwest, H-2 zoning exists (both improved and unimproved). To the west and south, CG zoning exists containing a variety of commercial uses.

Brown, Brown & Premsrirut

AN ASSOCIATION OF PROFESSIONAL CORPORATIONS

The closest residential (RS5.2) to the site is approximately 445 feet away, across US-95. There is RM18 approximately 700 feet to the southwest.

We would respectfully request consideration for this Special Use Permit for Live Entertainment.

Thank you,

BROWN, BROWN & PREMSRIRUT



David Brown

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-24-0007-BURTON, GRACIE L. REVOCABLE LIVING TRUST & BURTON, GRACIE L. TRS:

WAIVER OF DEVELOPMENT STANDARDS for setback for an attached carport.
DESIGN REVIEW for architectural compatibility for an attached carport in conjunction with an existing single family residence on 0.2 acres in an RS5.2 (Residential Single Family 5.2) Zone within the AE-70 Airport Environs Overlay District.

Generally located on the east side of Pisces Court, 130 feet north of Alto Avenue within Sunrise Manor. WM/dd/ng (For possible action)

RELATED INFORMATION:

APN:
140-18-214-048

WAIVER OF DEVELOPMENT STANDARDS:
Reduce the front setback for an attached carport to 7 feet where 20 feet is required per Chapter 30.02.06 (a 65% reduction).

DESIGN REVIEW:
For a proposed attached carport that is not architecturally compatible with the existing residence where required per Chapter 30.04.05E.

LAND USE PLAN:
SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:
Project Description

General Summary

- Site Address: 2834 Pisces Court
- Site Acreage: 0.2
- Project Type: Attached carport
- Number of Stories: 1
- Building Height (feet): 8 (carport)
- Square Feet: 300

Site Plan

The plan depicts a proposed carport attached to the front of an existing single family residence. The carport is being depicted as 20 feet long and 15 feet wide and will be attached to the western

portion of the home along the garage. This addition to the home will reduce the front setback to 7 feet.

Landscaping

No changes to the existing landscaping are proposed or required with this application.

Elevations

The plans for the proposed carport depict the addition as being 8 feet tall at the highest point, with multiple beams supporting a sloped roof. The existing residence is comprised of white wood panels and a vinyl tile roof, while the proposed carport would consist of aluminum posts and aluminum roofing painted to match the color of the residence.

Applicant’s Justification

The applicant states the carport is being installed to protect the homeowner’s personal vehicles from the elements. Additionally, the applicant states that the carport will be architecturally compatible, as it will be constructed of metal painted and textured to resemble the wood beams and roof of the front of the existing residence.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, & West	Business Employment	RS5.2	Single family residential
East	Business Employment	RM32	Multiple family residential

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

Waivers of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the uses of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

Design Review

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or

undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

Waiver of Development Standards & Design Review

While the reduction of the front setback may not negatively impact the properties adjacent to the project, the reduction of the front setback would be a self-imposed hardship. Additionally, the applicant gave no justification as to why the project could not be developed as architecturally compatible with the existing home, as well as any mitigation for front setback reduction. Setbacks from the street help preserve the neighborhood characteristics. With these factors in mind, staff cannot support this request.

Staff Recommendation

Denial.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: COVERING NEVADA

CONTACT: COVERING NEVADA LLC, 4750 E. COLORADO AVENUE, LAS VEGAS,
NV 89104

DRAFT

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-24-0024-NEVADA C & M CORP:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) wall height; and 2) reduce street landscaping in conjunction with a recreation vehicle park and mini-warehouse development on 17.7 acres in a CG (Commercial General) Zone.

Generally located on the south side of Sahara Avenue, 350 feet west of Lamb Boulevard within Sunrise Manor. TS/bb/ng (For possible action)

RELATED INFORMATION:

APN:

161-07-501-001; 161-06-802-001

WAIVERS OF DEVELOPMENT STANDARDS:

1. Allow an 8 foot high decorative fence where 3 feet is the maximum height allowed for a fence or wall per Section 30.04.03.
2. Eliminate landscaping with an attached sidewalk where 10 feet of landscaping is required per Section 30.04.01 (a 100% reduction).

LAND USE PLAN:

SUNRISE MANOR - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 4001 E. Sahara Avenue
- Site Acreage: 17.7
- Project Type: Landscaping and decorative fence

Site Plan

The plan depicts a portion of a 17.7 acre recreational park and mini-warehouse storage area on the south side of Sahara Avenue west of Lamb Boulevard and east of US 95. The mini-warehouse and recreational vehicle park were developed after approval of ZC-0048-75 and ZC-0994-95. The frontage along Sahara Avenue includes an existing attached sidewalk, a 10 foot wide strip of land, and existing 4 foot high decorative block wall on the property line. The plans depict an additional 4 feet of wrought iron on top of the existing wall for a total height of 8 feet.

Landscaping

The original landscape plan shows a 10 foot wide planting strip along Sahara Avenue with trees and shrubs. Most of the plant material is no longer in the planting strip. The applicant is proposing to not plant trees or shrubs in the area between the sidewalk and existing wall. It appears that the landscaping strip is in the Sahara Avenue right-of-way.

Applicant's Justification

The applicant is proposing to add up to 4 feet of wrought iron to the top of an existing 4 foot high decorative block wall that was built when the recreation vehicle park was developed. The applicant states there is a problem with people accessing the property over the low wall and an additional wrought iron decorative fence on top of the wall will keep people from accessing the property. There are numerous streetlights and a power line located on the south edge of the attached sidewalk along Sahara Avenue.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0994-95	Reclassified to C-3 for a mini-warehouse	Approved by BCC	August 1995
ZC-0048-75	Reclassified from R-E to R-V-P, C-2 and M-1 zoning and constructed a 264 space recreational vehicle park	Approved by BCC	June 1975

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Neighborhood Commercial	RS33 & CG	Single family residential, undeveloped, & retail
South	Public Use & Compact Neighborhood (up to 18 du/ac)	PF & RS5.2	Drainage channel & single family residential
East	Public Use	RS20	Utility power substation
West	Public Facility & Business Employment	CM & IP	US 95 & industrial

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

Waivers of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the

immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

Waiver of Development Standards #1

The proposed addition of up to 4 feet of wrought iron decorative fence material on top of an existing 4 foot wall will enhance the visual appeal of the perimeter wall and fence and provide a measure of security for the property and mobile recreational vehicle users. While staff does not object to the additional decorative fence height addition, staff cannot support the elimination of landscaping along Sahara Avenue; therefore, staff cannot support the waiver request.

Waiver of Development Standards #2

The elimination of landscaping along Sahara Avenue in this location will leave a previously approved planter area as dirt and rock and will not meet the intent of Title 30 for landscaping of commercial and recreational facilities. This area does not appear to have been planted or maintained with landscaping since at least 1990. This location experiences a higher level of heat vulnerability and would benefit from the additional trees. Policy 3.6.1 of the Master Plan supports mitigation of heat island effects. Staff cannot support the waiver request.

Staff Recommendation

Denial.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: RANDY LEE GRAHAM

CONTACT: LISA LUNDSTROM, ALL-STAR FENCE CO, 4845 W. RENO AVENUE, LAS VEGAS, NV 89118

DRAFT

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

AR-24-400020 (DR-19-0042)-SCHOOL BOARD OF TRUSTEES:

DESIGN REVIEW FIRST APPLICATION FOR REVIEW for proposed modular buildings in conjunction with an existing elementary school (Lomie G. Heard) on a 1.5 acre portion of a 12.5 acre site in a PF (Public Facility) Zone.

Generally located on the east side of Lamb Boulevard and the south side of Kell Lane within Sunrise Manor. TS/my/ng (For possible action)

RELATED INFORMATION:

APN:

140-20-401-001 ptn

LAND USE PLAN:

SUNRISE MANOR - PUBLIC USE

BACKGROUND:

Project Description

General Summary

- Site Address: 4497 Kell Lane
- Site Acreage: 1.5 (portion)/12.5 (site)
- Project Type: Temporary modular buildings
- Number of Stories: 1
- Building Height (feet): 15
- Square Feet: 46,080 (total)
- Parking Required/Provided: 147/268

History, Site Plans, & Request

A design review (DR-19-0042) was approved in March 2019 by the Board of County Commissioners for temporary modular buildings in conjunction with Lomie G. Heard Elementary School. The buildings have been built and used since then. A condition of approval required a review in 5 years and this application is to satisfy the condition.

The approved plans depict a temporary modular campus consisting of 35 modular buildings totaling approximately 46,080 square feet. There are 28 modular classroom buildings, 1 modular administrative office building, and 6 modular restroom buildings. The campus is located on the northwestern portion of the site. All the buildings are set back a minimum of 20 feet from the northern and western property lines. A proposed parking area with 8 new parking spaces is located on the southeastern portion of the campus. The site has access to Lamb Boulevard and

Kell Lane via cross access with the existing school. The modular buildings are used while the nearby elementary schools are under construction.

Landscaping

New trees were shown on the approved plans and have been planted in an existing 10 foot wide landscape area adjacent to an existing attached sidewalk along Lamb Boulevard and Kell Lane.

Elevations

Each building is 15 feet in height with siding, skirting, and decorative trim. Air conditioning units will be mounted on the roofs which have a 12 inch by half inch roof pitch.

Floor Plans

The typical modular building is 60 feet by 23 feet 8 inches and capable of being separated into 2 classrooms.

Signage

Signage is not a part of this request.

Previous Conditions of Approval

Listed below are the approved conditions for DR-19-0042:

Current Planning:

- 5 years to review as a public hearing.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works – Development Review

- Drainage study and compliance;
- Traffic study and compliance.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system; that if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

Applicant's Justification

The applicant has stated that this review was a requirement of DR-19-0042. They also expect to continue to use the modular structures until 2028.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-19-0042	Modular classrooms	Approved by BCC	March 2019

Prior Land Use Requests

Application Number	Request	Action	Date
DR-0801-15	Public school (elementary)	Approved by BCC	January 2016
ZC-1080-06	Reclassified the subject property from RUD to P-F zoning for an elementary school	Approved by BCC	September 2006
ZC-1605-05	Reclassified the subject property from R-E to RUD zoning - expired	Approved by BCC	November 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac), Compact Neighborhood (up to 18 du/ac), & Business Employment	RS5.2, RS2, IP, & RS3.3	Single family residential & vacant
South	City of Las Vegas, Urban Neighborhood (greater than 18 du/ac)	CG & RM32	Vacant, manufactured home park, multiple family dwellings, & shopping center
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single family residential
West	Public Use (PU)	PF	Cortez Elementary School

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

A 5 year review as a public hearing was required as a condition of approval of DR-19-0042 at the March 6, 2021 Board of County Commissioners’ meeting. The applicant has demonstrated compliance with conditions and that the property is not impacting the surrounding neighborhood, community, or streets.

Staff realizes the need of these modular buildings while the nearby elementary schools are under construction. Therefore, staff supports the request with an additional review until December 31, 2028 to assess the need of these buildings.

Staff Recommendation

Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Until December 31, 2028 to review or the application will expire.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Compliance with previous conditions.

Fire Prevention Bureau

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; and that fire protection may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system; and that if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: CLARK COUNTY SCHOOL DISTRICT

CONTACT: CLARK COUNTY SCHOOL DISTRICT - REAL PROPERTY
MANAGEMENT, 1180 MILITARY TRIBUTE PL., HENDERSON, NV 89074



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 140-20-401-001 (ptn)
PROPERTY ADDRESS/ CROSS STREETS: SEC N. Lamb Blvd. & Kell Ln.

DETAILED SUMMARY PROJECT DESCRIPTION

Administrative Review of previously approved use of an existing temporary modular campus to be used by students registered in District schools that are under construction. See #DR-19-0042.

PROPERTY OWNER INFORMATION

NAME: Clark County School Board of Trustees
ADDRESS: 1180 Military Tribute Place
CITY: Henderson STATE: NV ZIP CODE: 89074
TELEPHONE: _____ CELL _____ EMAIL: _____

APPLICANT INFORMATION

NAME: Clark County School District
ADDRESS: 1180 Military Tribute Place
CITY: Henderson STATE: NV ZIP CODE: 89074 REF CONTACT ID # _____
TELEPHONE: _____ CELL _____ EMAIL: _____

CORRESPONDENT INFORMATION

NAME: Paulette Marshall, CCSD - Real Property Management
ADDRESS: 1180 Military Tribute Place
CITY: Henderson STATE: NV ZIP CODE: 89074 REF CONTACT ID # _____
TELEPHONE: (702) 799-5214 CELL _____ EMAIL: Marshp1@nv.ccsd.net

*Correspondent will receive all project communication

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.


Property Owner (Signature)*

Brandon McLaughlin, Assistant
Superintendent of Construction
Property Owner (Print)

2/5/24
Date

DEPARTMENT USE ONLY:

- | | | | | | | |
|------------------------------|--|------------------------------|-------------------------------|-----------------------------|-----------------------------|-----------------------------|
| <input type="checkbox"/> AC | <input checked="" type="checkbox"/> AR | <input type="checkbox"/> ET | <input type="checkbox"/> PUDD | <input type="checkbox"/> SN | <input type="checkbox"/> UC | <input type="checkbox"/> WS |
| <input type="checkbox"/> ADR | <input type="checkbox"/> AV | <input type="checkbox"/> PA | <input type="checkbox"/> SC | <input type="checkbox"/> TC | <input type="checkbox"/> VS | <input type="checkbox"/> ZC |
| <input type="checkbox"/> AG | <input type="checkbox"/> DR | <input type="checkbox"/> PUD | <input type="checkbox"/> SDR | <input type="checkbox"/> TM | <input type="checkbox"/> WC | OTHER _____ |

APPLICATION # (s) 24-400020
PC MEETING DATE _____
BCC MEETING DATE 4/3/24
TAB/CAC LOCATION Sunrise Manor

ACCEPTED BY SM
DATE 2/7/24

DATE 3/4/24

BOARD OF SCHOOL TRUSTEES

Evelyn García Morales, President
Irene Bustamante Adams, Vice President
Lisa Guzmán, Clerk
Lola Brooks, Member
Linda P. Cavazos, Member
Ramona Esparza-Stoffregen, Member
Adam Johnson, Member
Lisa Satory, Member
Dane Watson, Member
Katie Williams, Member
Brenda Zamora, Member
Jesus E. Jara, Ed.D., Superintendent

February 6, 2024

VIA UPLOAD

Clark County
Department of Comprehensive Planning
500 S. Grand Central Parkway
Las Vegas, NV 89155

RE: Administrative Review for a Previously Approved Modular Campus (#DR-19-0042)
Project #TBD
Justification Letter

Pursuant to Title 30 of the Clark County Code, the Clark County School District (District) respectfully requests approval of an Administrative Review for a previously approved Design Review, #DR-19-0042. The previously approved application was for additional portables on a portion of a site with an existing elementary school. The Modular Campus (Portable Campus) is located near the intersection of N. Lamb Boulevard and Kell Lane at 4497 Kell Lane, Las Vegas, Nevada, 89115 which is adjacent the existing Lomie G. Heard Elementary School and is known as APN 140-20-401-001 (ptn). The property is zoned Public Facility (PF) on approximately 31.47 acres. The existing Portable Campus is still in use and is expected to be needed until at least 2028.

The District respectfully requests approval of this application. If you should have any questions or require additional information, please do not hesitate to contact me at (702) 799-5214 extension 5414 or via email at Marshp1@nv.ccsd.net.

Sincerely,



Paulette Marshall, Coordinator II
Real Property Management
Clark County School District

cc: File

/pm

Lomie Heard ES



Department of Comprehensive Planning

500 S Grand Central Pkwy · Box 551741 · Las Vegas NV 89155-1741
(702) 455-4314 · Fax (702) 455-3271

Nancy A. Amundsen, Director

NOTICE OF FINAL ACTION

March 14, 2019

DIANA SALAZAR
1180 MILITARY TRIBUTE PLACE
HENDERSON, NV 89074

REFERENCE: DR-19-0042

On the date indicated above, a Notice of Final Action was filed with the Clark County Clerk, Commission Division, pursuant to NRS 278.0235 and NRS 278.3195, which starts the commencement of the twenty-five (25) day limitation period specified therein.

The above referenced application was presented before the Clark County Board of County Commissioners at their regular meeting of **March 06, 2019** and was **APPROVED** subject to the conditions listed below. You will be required to comply with all conditions prior to the issuance of a building permit or a business license, whichever occurs first.

Time limits to commence, complete or review this approval, apply only to this specific application. A property may have several approved applications on it with each having its own expiration date. **It is the applicant's responsibility to keep the application current.**

CONDITIONS:

Current Planning

- 5 years to review as a public hearing.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system; that if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

BOARD OF COUNTY COMMISSIONERS

MARILYN KIRKPATRICK, Chair · LAWRENCE WEEKLY, Vice Chair
LARRY BROWN · JAMES B. GIBSON · JUSTIN C. JONES · MICHAEL NAFT · TICK SEGERBLOM
YOLANDA T. KING, County Manager